



**VIP Cleaners Site
Morristown, New Jersey
Summary of Site**

Site Description

The VIP Cleaners Site (Site) is located at 89 Morris Street, Morristown, New Jersey. The site consists of a dry-cleaning facility and contaminated ground water associated with the dry-cleaning operations. The facility was used for dry cleaning from the early 1940s until 1970 by the property owner doing business as Caroline Laundry, and since 1989 by VIP Cleaners (1989-1996), Milano French Cleaners (1996-2000), and New Image Cleaners and Tailoring (2000-present). The former and current operators have used and continue to use chlorinated solvents, including tetrachloroethylene (PCE), for dry-cleaning operations at the facility.

Caroline Laundry, which included common laundering as well as dry cleaning, occupied the entire on-site building during its operation. Since Caroline Laundry ceased to operate and the building was divided for lease in 1970, businesses operating in portions of the building have included the aforementioned dry cleaners, a camera store, a lawnmower repair shop, auto repair shops, a computer store, hair salons, an auto detailing shop, a florist/garden center, a taxi and limousine service, an insurance sales office, a fish market, fitness facilities, and a photography studio (See attached table). The dry-cleaning operations since 1989 have occupied only the northern portion of the building. Currently, there are 10 storefronts in the building. In addition to New Image Cleaners and Tailoring other stores are occupied by Elite Photographers, CardioCare Fitness Center, Amici Hair Design, Curves For Women, State Farm Insurance, Conroy's Florist (empty) and KidFit USA (empty). Three additional storefronts are currently being constructed and/or renovated.

Previous Work at the Site

In February 1992, the property owner removed a 7,000-gallon underground storage tank (UST) and its contents (#6 heating oil). The tank had been located along the western side of the on-Site building. The presence of a petroleum sheen on ground water within the UST excavation prompted NJDEP to require installation and sampling of a monitoring well at the old tank location. In response to the requirement, the property owner installed monitoring well MW-1 adjacent to the former UST location in September 1992. The well has its screened interval from 12 to 22 feet below ground surface (bgs).

Ground water samples collected from MW-1 by the property owner in September 1992 and by NJDEP in June 1994 indicated the presence of PCE and some of its breakdown products, trichloroethylene (TCE) and 1,2-dichloroethylene (DCE), at individual concentrations ranging from 58 to 3,000 micrograms per liter ($\mu\text{g/L}$). The depth to ground water in the well was measured at 4 feet bgs during the 1994 sampling event.

There appears to have been no further investigative work conducted at the Site between 1994 and 2005. In 2005, EPA's Region II Pre-Remedial Program requested a status update on the Site

from NJDEP. When it was learned that NJDEP, nor the property owner was pursuing an investigation of the chlorinated solvent contamination on the property, EPA obtained permission from NJDEP to undertake an Expanded Site Inspection at the Site. In November and December 2005, EPA's Pre-Remedial SAT contractor employed direct-push drilling methods to collect soil and ground water samples at and in the vicinity of the Site. The analytical results of that sampling event demonstrate that PCE, TCE, cis-1,2-DCE, and vinyl chloride are present in shallow soil and ground water at the site (see attached tables). The contamination exists in the immediate vicinity of the on-Site building, which is occupied by several businesses, and has migrated beneath at least one nearby residential property. The highest concentrations were detected in the borehole closest to the dry-cleaning machine at the facility, where PCE was detected at concentrations as high as 18,000 micrograms per kilogram ($\mu\text{g/kg}$) in soil and 19,000 $\mu\text{g/L}$ in ground water.

The ground-water results significantly exceed the generic Ground Water Screening Level (GWSL) of 1 $\mu\text{g/L}$ for PCE presented in the NJDEP Vapor Intrusion Guidance. The results also exceed GWSLs for cis-1,2-DCE; 1,2-dichloropropane (DCP); TCE; and vinyl chloride.

Current and Proposed Work at the Site

Upon review of the groundwater and soil data generated in late 2005, EPA's Site Assessment Manager (I. Acosta) approached OSC D. Rosoff of the Removal Action Branch in late February 2006 to request technical assistance in evaluating the available data for potential vapor intrusion concerns. The SAM and OSC planned to further evaluate the potential for vapor intrusion in the Site building and in neighboring residential and commercial structures through the collection and analysis of soil gas samples. Twelve soil gas samples were collected by EPA's SAT contractor on March 7th and 8th at locations laid out by EPA on and in vicinity of the Site. The results of this sampling are expected early the week of March 20th.

In anticipation of potential vapor intrusion into the structures on and around the Site (including 9 residential {6 multi family} and 21 commercial structure on Block 4801 alone), EPA's Removal Program with support from the Pre-remedial Program is planning for a vapor intrusion investigation at the Site including subslab soil gas sampling beneath the structures and subsequent indoor air sampling of those structures on Block 4801 in Morristown. If data from either the soil gas sampling event or the vapor intrusion sampling indicate additional areas must be evaluated then the removal investigation will expand accordingly. Currently EPA plans to use in house resources (DESA) to perform the first phase of the vapor intrusion investigation (Block 4801). The first steps in this process will be the obtaining of access agreements from the property owners for this work. Once the soil gas results are available, EPA will begin the access process. Sampling should take place later in April 2006. The data generated from the vapor intrusion investigation will be used by both the Removal and Pre-remedial Programs to determine programmatic eligibility.